



Chatsworth Road, Abbey Meads, Swindon
Guide Price £260,000

An extended kitchen/dining room which happens to have the 'WOW Factor' includes a breakfast /

*** Offered 'For Sale' with NO
ONWARD CHAIN! ***

Possibly one of the most exceptional,
stylishly presented & EXTENDED
terraced homes we have ever had the
privilege of marketing and selling in
North Swindon.

Located within close proximity to
amenities such as the North Swindon
Orbital Shopping Centre & Retail Park
& superb access to major road links.
Attributes include: An outstanding and
very spacious 'Open Plan'
kitchen/dining room which happens to
be the 'Hub Of The Home With The
'WOW Factor' which includes a
breakfast / preparation island as well
as a selection of integrated
appliances. Externally there is a fully
enclosed and professionally
landscaped rear garden boasting a
SOUTH FACING ASPECT WITH GATE
PROVIDING REAR ACCESS, COLD &
HOT WATER TAPS AND OUTSIDE
POWER POINTS/SOCKETS, 2
GENEROUS SIZE BEDROOMS + A
BEAUTIFUL 4-PIECE BATHROOM
SUITE. EXTERNALLY THERE IS A
DOUBLE WIDTH & LENGTH OFF
STREET PARKING WHICH PROVIDES
OFF STREET PARKING FOR UPTO C.
4 CARS. To fully appreciate this
amazing home, MILES BYRON would
highly recommend confirming your
appointment to view as soon as
possible!

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

preparation island + integrated appliances. Externally: A SOUTH FACING & LANDSCAPED REAR
GARDEN + OFF STREET PARKING FOR UPTO C.4 CARS | Freehold **SOLD**

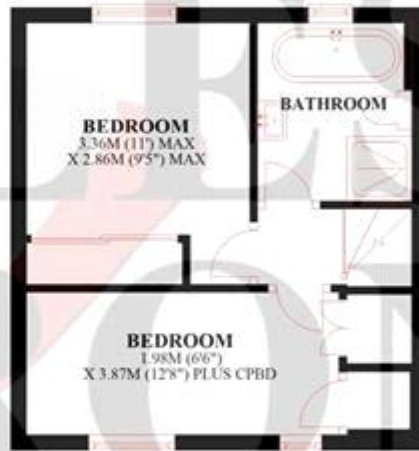


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

GROUND FLOOR
APPROX. 38.4 SQ. METRES (412.9 SQ. FEET)



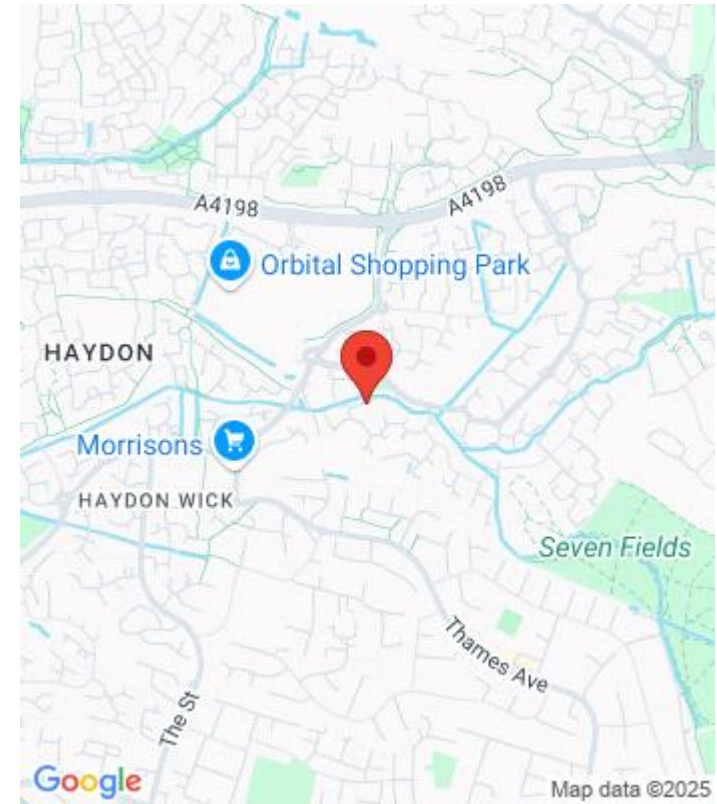
FIRST FLOOR
APPROX. 26.1 SQ. METRES (280.7 SQ. FEET)



TOTAL AREA: APPROX. 64.4 SQ. METRES (693.6 SQ. FEET)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the properties advertised only. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part of any contract or warranty.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.